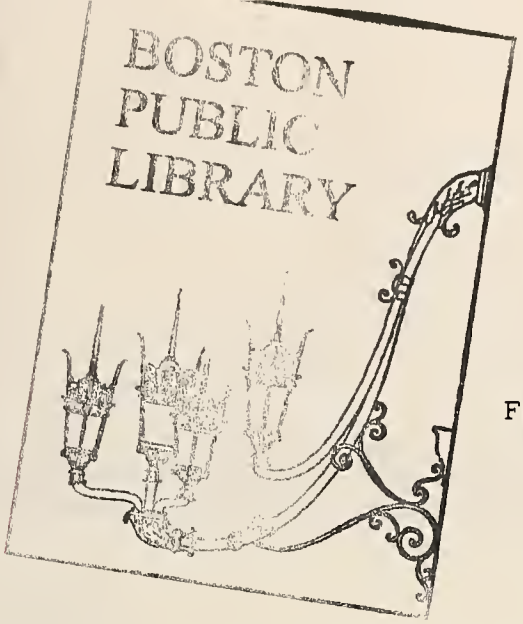
BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

GOVDOC
BRA
4360



February 12, 1990

Dear Participants:

I am pleased to inform you that three winners and a special merit award for the Chinatown Community Service Facility design competition have been selected by the jury chaired by Prof. Tunney Lee. The three winners selected from the seven semi-finalists are: 1) Donnelly Maugel Architects, Boston; 2) Ramdall Imai and Jon S. Keller, Architects, Watertown; and 3) Yim Lim Architects, Cambridge. Each of the three winners will be awarded $5,000.00. In addition, Koetter, Kim & Associates, Boston, has been awarded a special merit award by the jury.

All four finalists are invited to make a presentation to the Chinatown South Cove Neighborhood Council on February 20, 6:30 P.M. at 90 Tyler Street and to the BRA Board on March 8, 2:30 P.M. at the City Hall. Both presentations will be open to the public. In addition, an exhibit of all competition entries is scheduled to take place at the Chinese Culture Institute at 276 Tremont Street from March 3 to March 17. Participants may withdraw their entries from the exhibit if they so chose.

The high quality competition entries have contributed to advancing public understanding of the complex civic design ideas related to site planning, access, space sharing and programing, individual agency identity, and a common cultural image that are unique to the Chinatown Community Service Facility. Thank you for your participation and congratulations again to the four finalists.

Sincerely,

Homer Russell

Homer Russell
Director of Urban Design

cc: Tunney Lee, Chair, Competition Jury
Members of the Jury

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Oct. 30, 1989

The Boston Redevelopment Authority wishes to clarify the following questions/issues regarding the Request for Services for the Design of the Chinatown Community Service Facility:

1 Competition Process

The BRA, the Chinatown Community Center, the Chinatown/South Cove Neighborhood Council (CNC), and a professional advisor will review the submissions. The Chinatown Community Center is the formal incorporated non-profit organization that consists of the seven participating human service agencies previously referred to as the Parcel C Advisory Group.

Three (3) finalists will be selected from the submissions after the initial review. A prize of $5,000 will be awarded to each of the three finalists. These finalists will then be required to submit preliminary conceptual designs for the final review.

At the conclusion of the competition the developer will select a design firm most suited to the needs of the project. However, the developer will be under no obligation to retain the services of the winner or other entrants to the competition.

2 Competition Criteria

To provide a coherent direction for the jury's deliberations, a list of criteria for evaluation has been established. After the preliminary selection, the three finalists will submit conceptual designs to further illustrate programming and design approaches to the multi-agency and multi-service housing support facility in Chinatown. The criteria for evaluation are:

a. Civic Beauty - the tradition of high quality community/ public facility should be revived, including community spaces, structures, and visual identity.

b. Legacy - concepts for the future of Chinatown as reflected in the multi-service community center should include a thorough understanding and respect for the cultural legacy of Chinatown's built and natural environment.

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c. Community Meeting Grounds - places for members of the Chinatown community to share should be provided, including both indoor and outdoor public spaces.

Entries should respond to one or more of these criteria, as befits the nature of the respective entry concepts. The jury will also be influenced by the clarity with which the competitors ideas are shown.

3 Submission Requirements

Applicant Information:

* Letter of interest which introduces the design firm and any additional consultants. The chief contact person should be listed.

* Description of qualifications, experience, and relevant background. Twelve (12) copies of your qualifications must be submitted.

Design Submission:

* One board, no more than 36"x42", illustrating the vision and conceptual image for the community center.

* On the same board, eye-level perspective view(s) may be included showing the proposal in the context of the surrounding areas.

* Any additional building program, conceptual plans, elevations and sections as may be required to understand the design of the project and its relation in scale and massing to exisitn buildings adjacent to the project. The BRA, however, would prefer that only one board in total be submitted.

4 Extension of Submission Deadline

The deadline for submitting Responses to the Request for Services is extended to no later than 5:00 p.m on November 30, 1989. The extension is granted in consideration of the one-month delay in the competition announcement in the Progressive Architecture. The extension of the submission deadline and the addition

of monetary awards to the three finalists are in accord with the original intent in expanding the pool of the qualified respondents for a project with unique significance to the Chinatown community and the city. To date, over 230 design kits have been sent out/picked up by prospective respondents.

Respondents who have submitted their entries in accordance with the original deadline are welcome to submit additional/replacement materials by the extension date for review.

5 Project Finance

The Chinatown Community Center is the support service component of a larger Chinatown housing project that will be developed on three adjacent sites in the Oak Street area in Chinatown, i.e. Parcels A, B, and C. Approximately 260 units will be constructed on Parcels A and B for the Chinatown residents, at least two-thirds of these units will be affordable to low- and moderate- income families. The wide range of services provided in the community center on Parcel C will be essential to support the predominantly immigrant households.

The Parcel A/B/C housing project will be primarily financed with public funds and developers' contributions, including but not limited to housing linkage contributions. The total development cost for the Parcels A/B/C housing project is projected at $58 million, including $11 million for the Chinatown Community Center.

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http://www.archive.org/details/chinatowncommuni1990bost

draft #2

CHINATOWN COMMUNITY SERVICE FACILITY DESIGN COMPETITION

Entry Listing
November 30, 1989

1 Allen, Demurjian, Major & Nitch, Inc. Thomas E. O'connor, Director of Architecture	806 Massachusetts Ave. Cambridge, MA 02139 617-864-2366
2 Architects & Associated Designers,Inc. ~~(Letter package misplaced?)~~ Robert C. Stickles, Principal	286 Congress St Boston, MA 02210-1052 617-482-7502
3 Architectural Resources Cambridge Inc. Been Zen Wang, Project Architect	140 Mount Auburn St. Cambridge, MA 02138 617-547-2200
4 Architex Team, Inc. Alex A. Svirsky, President	102 Longwood Ave. Brookline, MA 02146 617-277-~~7808~~7617
5 Asec Corporation Engineers.Architects.Land Surveyors Abdulkader C. Hamadeh, President	13 Clover St Boston, MA 02122 617-282-8881
6 Basnight, Buckingham & Partners Inc. Tsiang Engineering Inc. VAV International Inc. Walter L. Basnight, President	600 Atlantic Ave., 30th Fl. Boston, MA 02210 617-720-3669
7 Camden Hill Architects, Interior Designs, & Engineering Consultants Frank Chang, Principal	50 Adams St Milton Village Milton, MA 02187 617-696-1116
8 Chia-Ming Sze Architect Inc. Architects & Planners Chia-Ming Sze Maguire Group Inc. Victor V. Calabretta	326 A St Boston, MA 02210 617-451-2727 225 Foxborough Blvd Foxborough, MA 02035 508-543-1700
9 Donnelly Maugel Architects Paul J. Donnelly	Courtright House 81 Newbury Street Boston, MA 02116 617-262-2320

10
Edward D. Snow - Architecture
Edward D. Snow, Contact Person
22 Concord Square
Boston, MA 02118
617-267-5432

11
E.H. Brunjes + Associates
Architects
Edwin H. Brunjes, Principal
275 Seventh Ave. 18th Fl.
New York, N.Y. 10001
212-463-0068

12
Fay Sonsultants, Inc.
Tak M. Fong
470C Broadway
Cambridge, MA 02138
617-491-6636

13
Form Workshop/Cambridge
Chuenfung Lin, Contact Person
19 Sheperd Street #22
Cambridge, MA 02138
617-876-3563

14
Graham/Meus Inc. Architects
Gary Graham, Chairman
224 Clarendon St
Boston, MA 02116
617-267-9399

15
Holmes & Edwards, Inc.
James P. Edwards, President
C.S. Chu Project Architect
26 Chestnut St
Quincy, MA 02169
617-471-7377

16
John G. Parrillo Inc. Architect
John G. Parrillo, President
45 Newbury St
Boston, MA 02116
617-266-1661

17
John K.C. Liu Associates
Planning.Arhictecture.Community Design
John K.C. Liu, Principal
2991 Shattuck Ave. #~~403~~ 304
Berkeley, CA 94705
415-843-1207

Friday ~~Meeta~~/Planners, Inc.
Donald R. Matzkin, President
David Cronrath, Secretary
26th South 20th St.
Philadelphia, PA 19103
215-564-0814

Architects

18
Koetter, Kim & Associates
Architecture, Planning & Urban Design
Susie S. Kim
344 Boylston St
Bosotn, MA 02116
617-536-8560

19
Lawrence A. Linder Architects Inc.
Lawrence A. Linder
145 South Street
Boston, MA 02111
617-542-2955

20
Lozano, White & Assoc.
Eduardo E. Lozano
6 Bennett St
Cambridge, MA 02368
617-868-6344

21
PK & R Architects
Rebecca Petty Knight
Lois W. Rosenblum

126 Homes Ave.
Dorchester, MA 02122
617-265-1831

22
Proger & Polcari Assoc., Inc
Architects
Gerard A. Polcari

74 Crescent Road
Needham, MA 02194
617-734-5678

23
Ramdall Imai
Jon s. Keller
Architects

205 Mt. Auburn St
Watertown, MA 02172
617-923-6010

24
Roma International Designs, Inc.
Architects.Planners.Interior Designers
Matthew C. Salerno, President

1456 Mullica Dr.
N. Brunswick, N.J. 08902
201-828-5548

25
Sullivan/Architecture, Inc.
Julie Sullivan, Principal
John Salem, Architect

~~617-424-7614~~
49 Brimmer
Boston, MA 02108
617-227-1885

26
Sullivan Design Group, Inc.
Architects and Engineers
James J. Sullivan, President
John A. Hemphill, Project Architect

44 Adams Street
Braintree, MA 02184
617-848-1545/482-1987

27
The Martin Organization
Harker.Martin.Barr
Architects and Planners
J. Lee Rofkind, Project Manager

World Trade Center
Suite 309
Boston, MA 02210
617-439-5515

28
Thomson, French & Asoociates, Inc.
Architects
Brian Thomson, President
John Aharonian, Project Architect

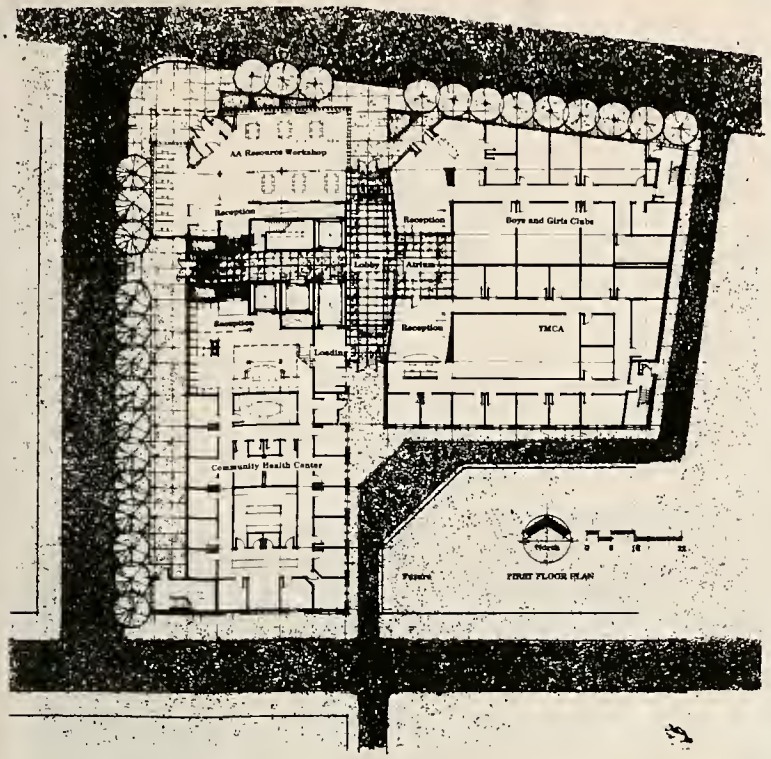
225 Friend Street
Boston, MA 02114
617-723-0950

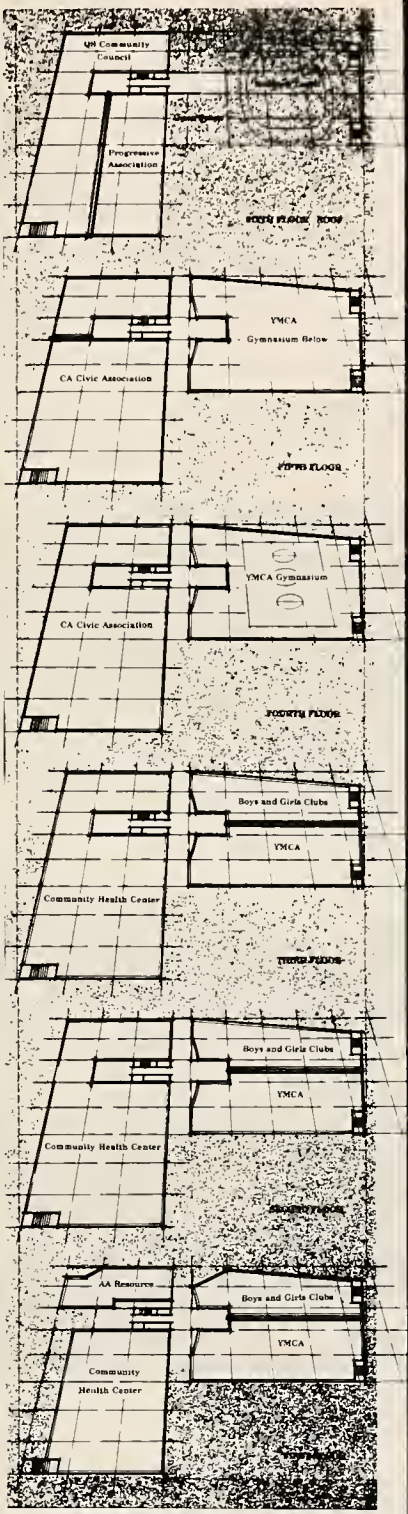
29
Thorn.Gibson Architects
L.T. Thorn

581 Boylston St
Boston, MA 02116
617-424-7614

30
Yim Lim Architects
Kim Ahern W. Wong Landscape Architects
CID Associates, Inc.
Yim Lim, Principal

12 Bow St
Cambridge, MA 02138
617-492-3010





DESIGN NARRATIVE

Our conceptual design proposal attempts to address the programmatic aspect of the building design in a simple, efficient and clear manner. In a formal sense our building responds to a layering of geometries and circulation patterns and a melange of building types and land uses in the vicinity of the site. Symbolically, we have attempted to design a building that reflects the distinctive cultural character of Chinatown in Boston.

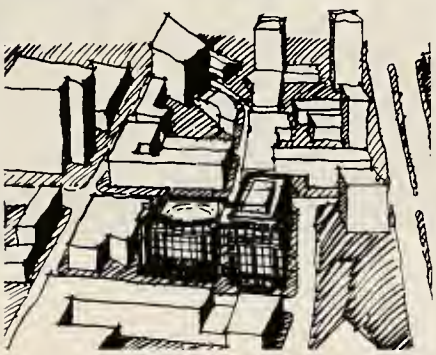
The program lends itself to two distinct groupings of use. The YMCA and the Boys and Girls Club have uses that are shared, similar and compatible. The Health Care Center and the Community Associations and Council also have similar and compatible uses. This particular grouping notion is fundamental to the efficiency, our organizational ideas and the parti.

Given the geometry of the site and the specific dimensional needs of the YMCA and the Boys and Girls Club, we have located these uses in the East-West leg of the site along Nassau Street. The remainder of the program is then organized within the North-South leg running along Ash Street. When we extend the Maple Place axis, a seam develops between the two programmatic groupings. This seam then becomes a pedestrian path or street through the site.

The ground floor plan organization is orthagonal as derived from the generally orthagonal grid of Chinatown and the proposed orthagonal schemes for Parcels A and B.

The major facade materials are brick and stone masonry. A wood trellis is situated over a recessed balcony at the top level of the building. This establishes a strong cornice like reading at the top of the building. The base of the building is articulated through the creation of a loggia at grade along Ash Street. The fenestration reflects the distribution and stackings of programmatic areas throughout. This strategy provides for a varied and scaled facade.

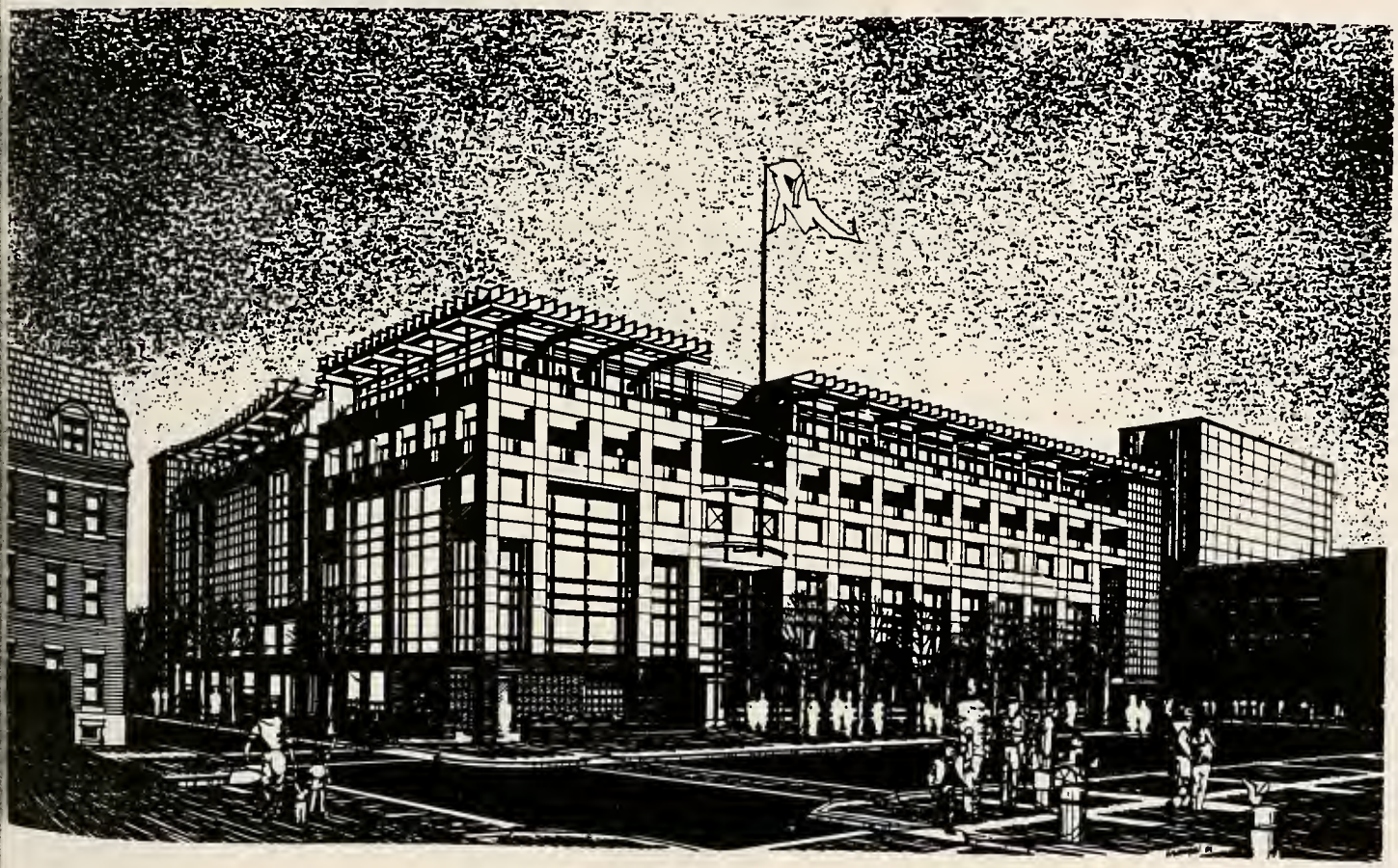
Our design attempts to illuminate our preliminary perception of the programmatic and cultural purpose of this building. The ideas and process represent the making of a philosophical framework for the evolution of the Chinatown Community Service Facility.



RVICE FACILITY

DONNELLY
MAUGEL
ARCHITECTS

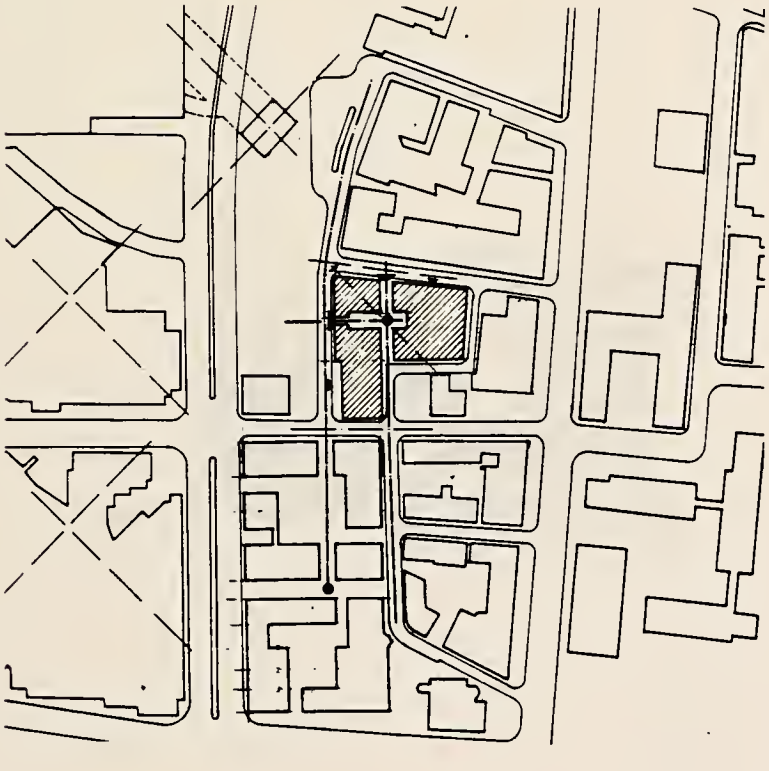
Winner



PERSPECTIVE

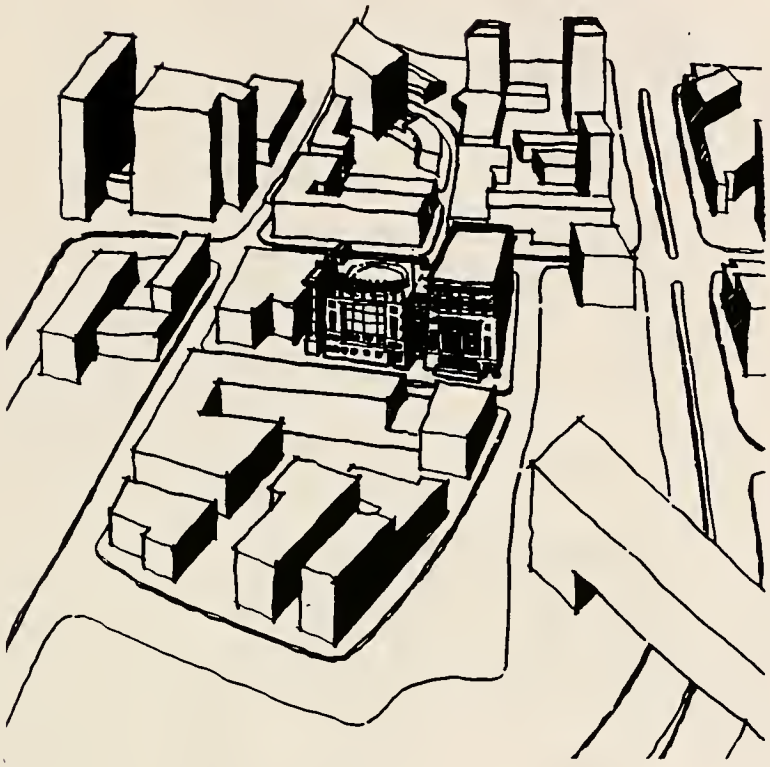
#9/30F10

FIGURE GROUND



PARTI

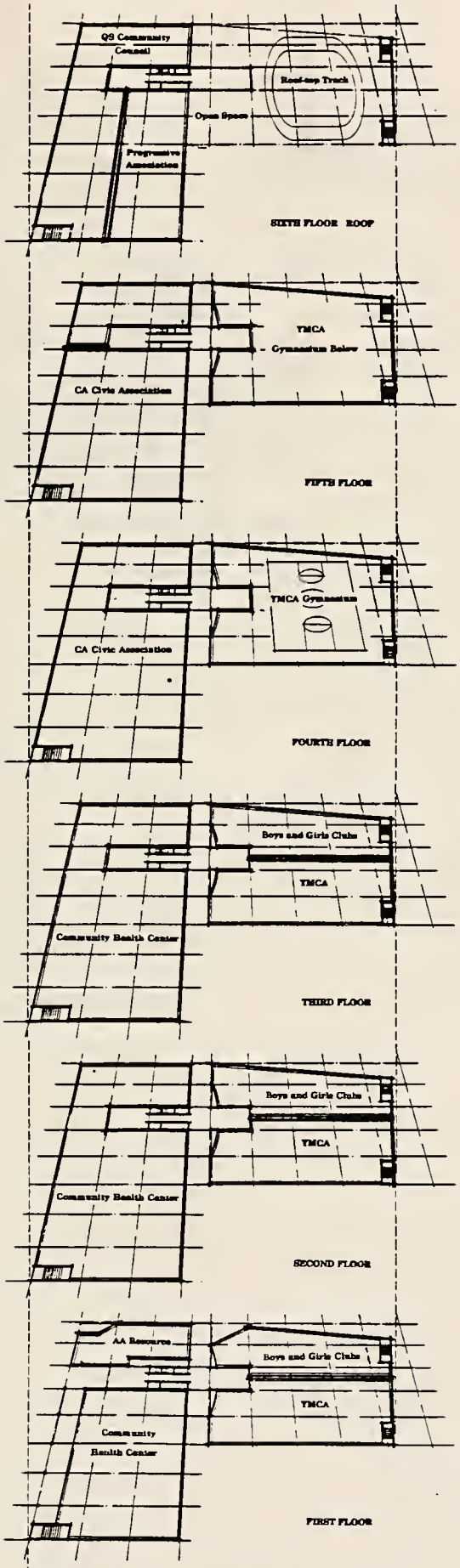
#9/46F10



CONTEXT PERSPECTIVE

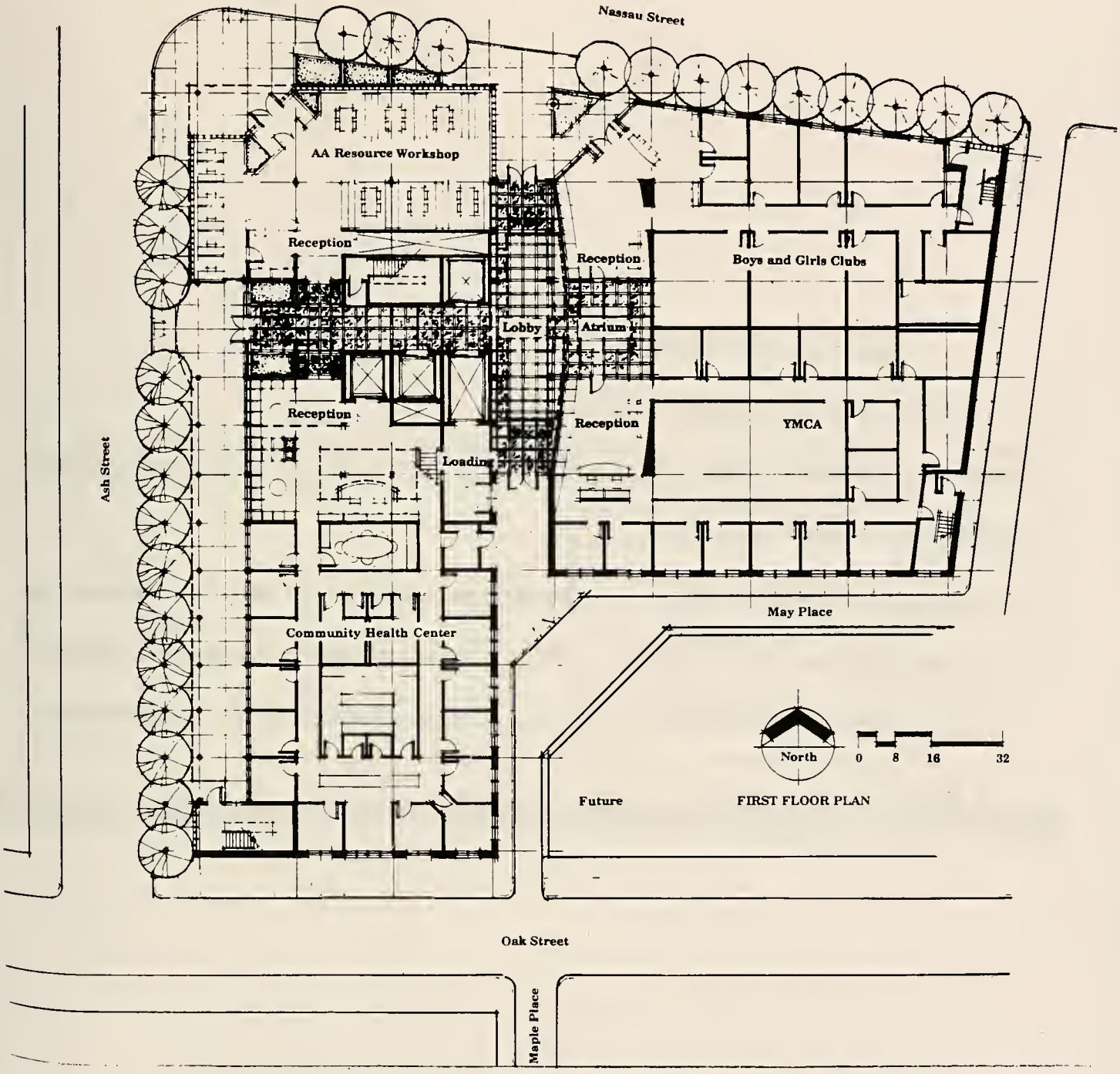
PARTI ELEVATION

#9/50F10



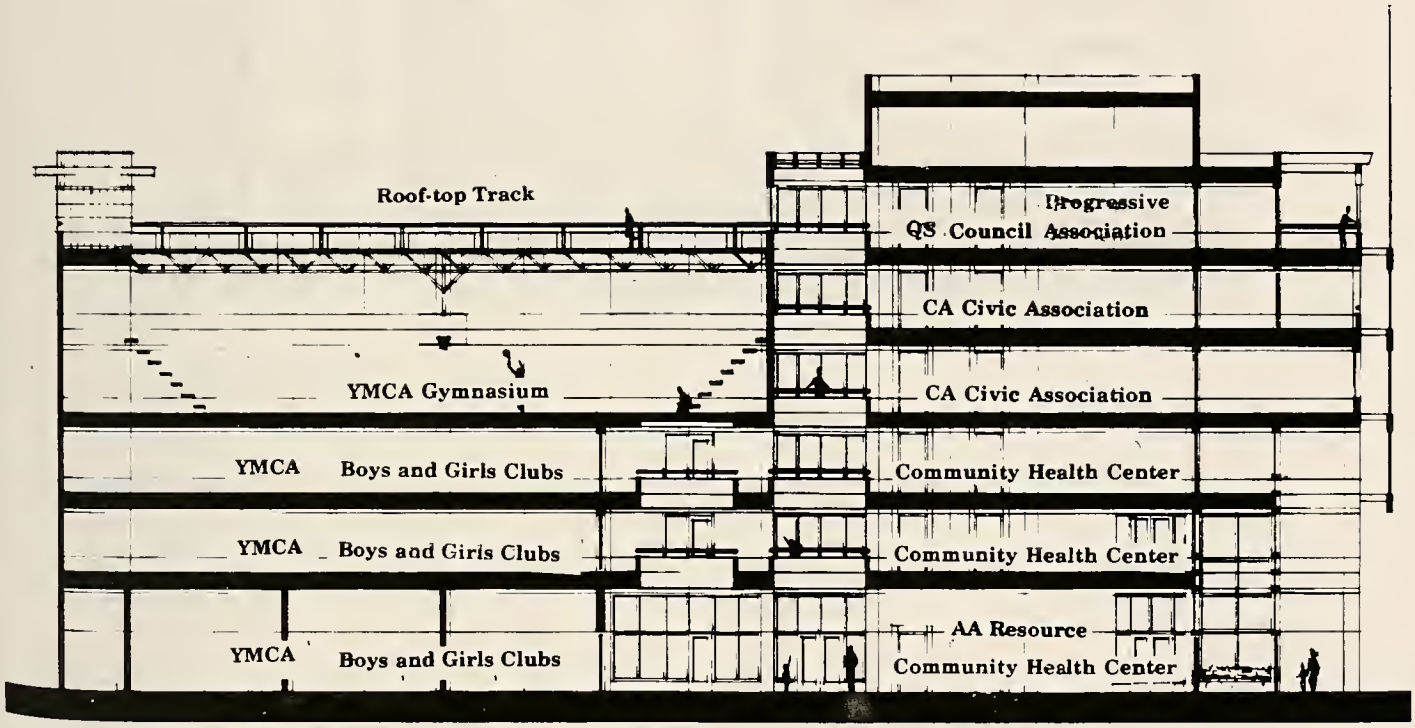
FLOOR PLANS

#9/60F10



GROUND FLOOR PLAN

#9/70F10



SECTION

SECTION

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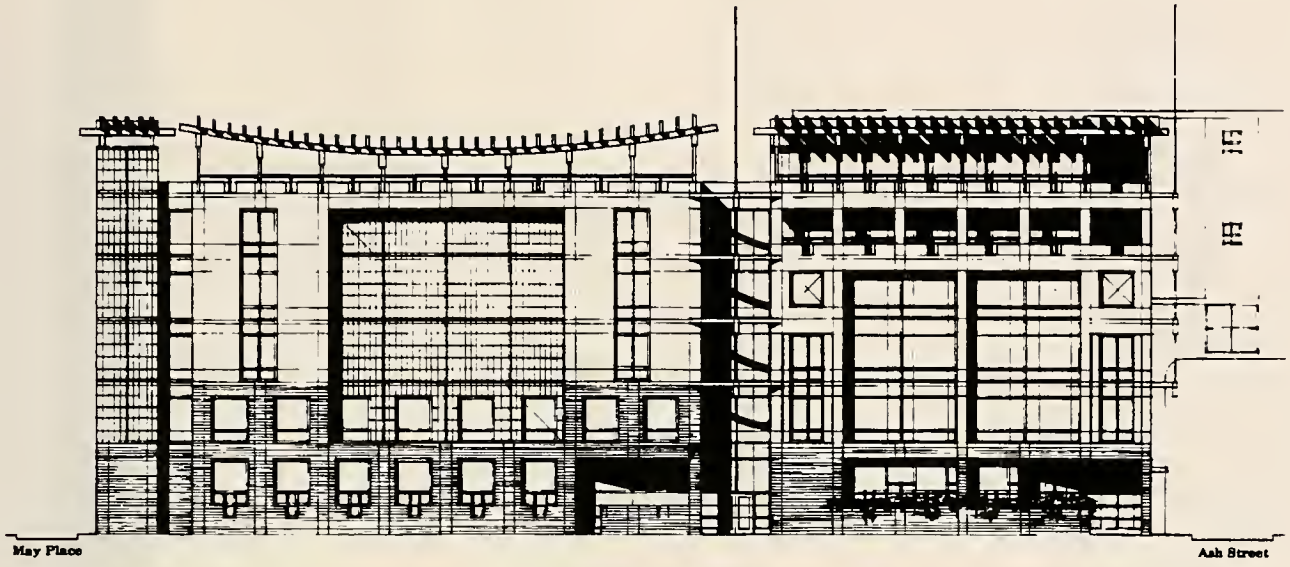
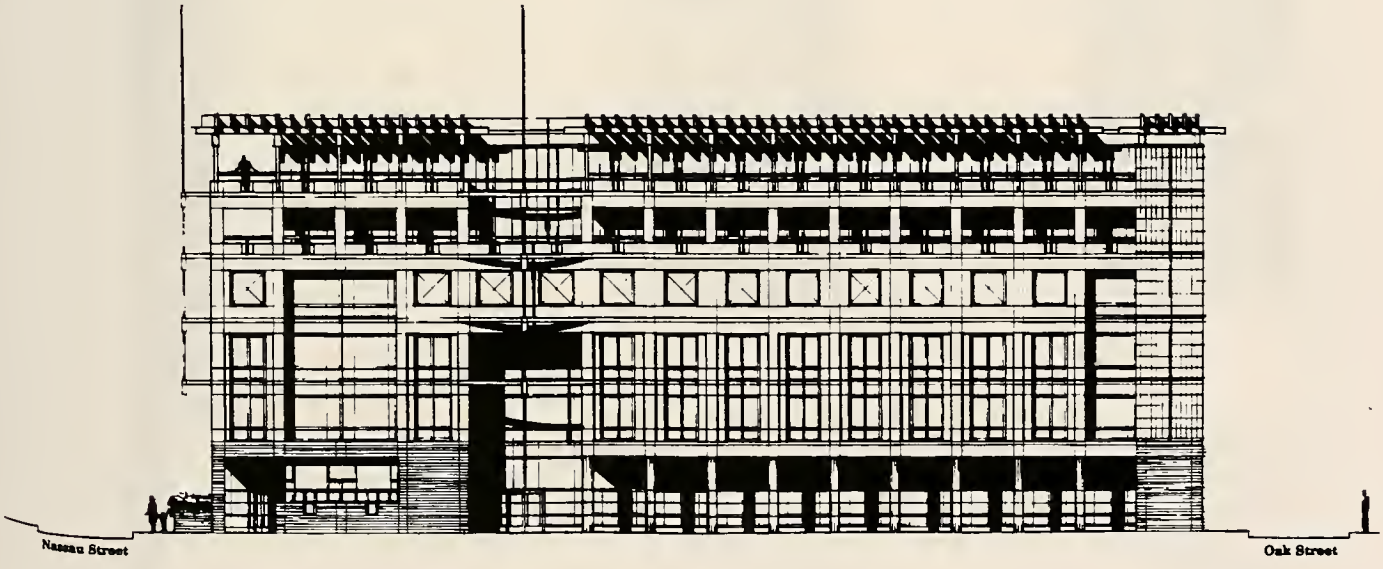


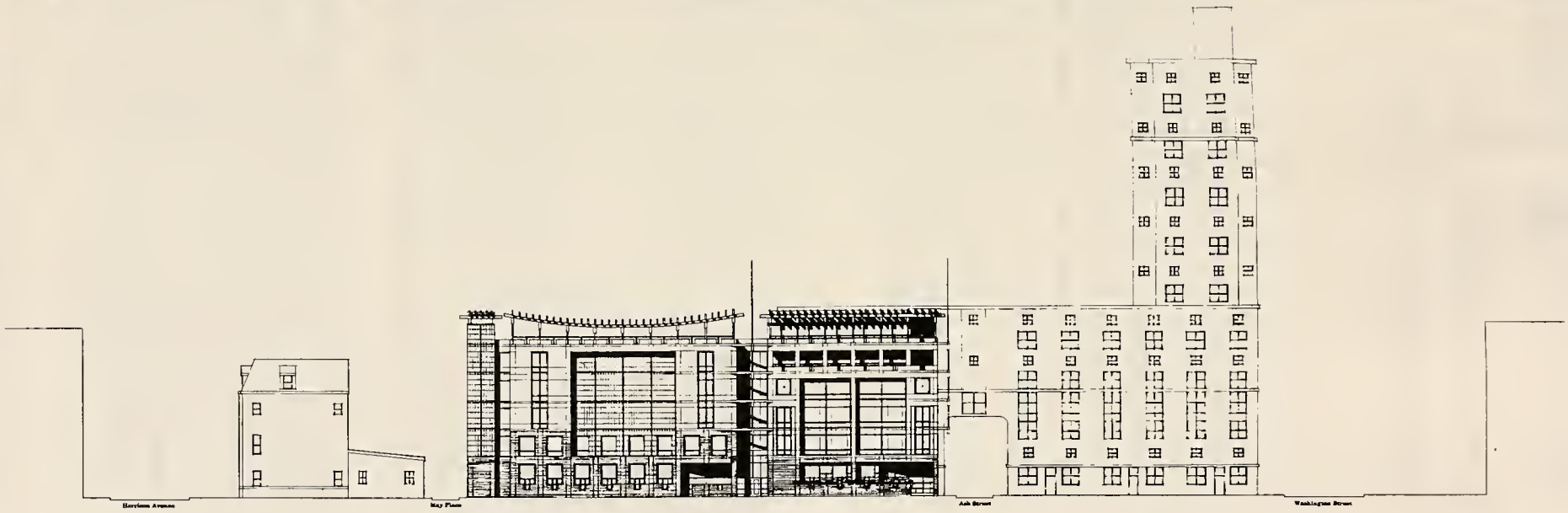
NORTH ELEVATION



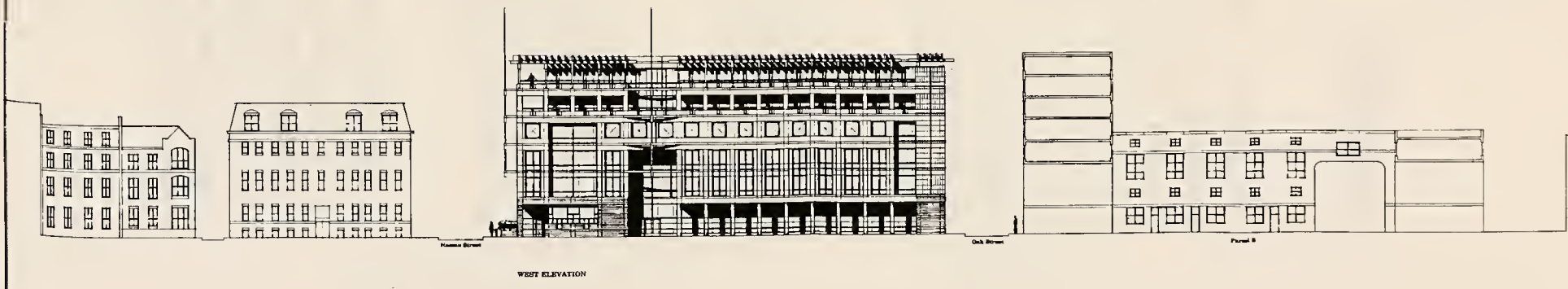
WEST ELEVATION

ELEVATIONS

#9/90F10



NORTH ELEVATION



WEST ELEVATION

ELEVATIONS

#9/10 OF 10

Boston Chinatown Community Service Facility
Boston Redevelopment Authority

Architect:	*Randall Imai - Architect Jon Keller, Randall Imai Principals*
Structural:	*Souza, True & Partners, Inc.*
Mechanical/ Electrical:	*Bard, Rao + Athanas Consulting Engineers, Inc.*
Landscape:	*Paul C. K. Lu and Associates*

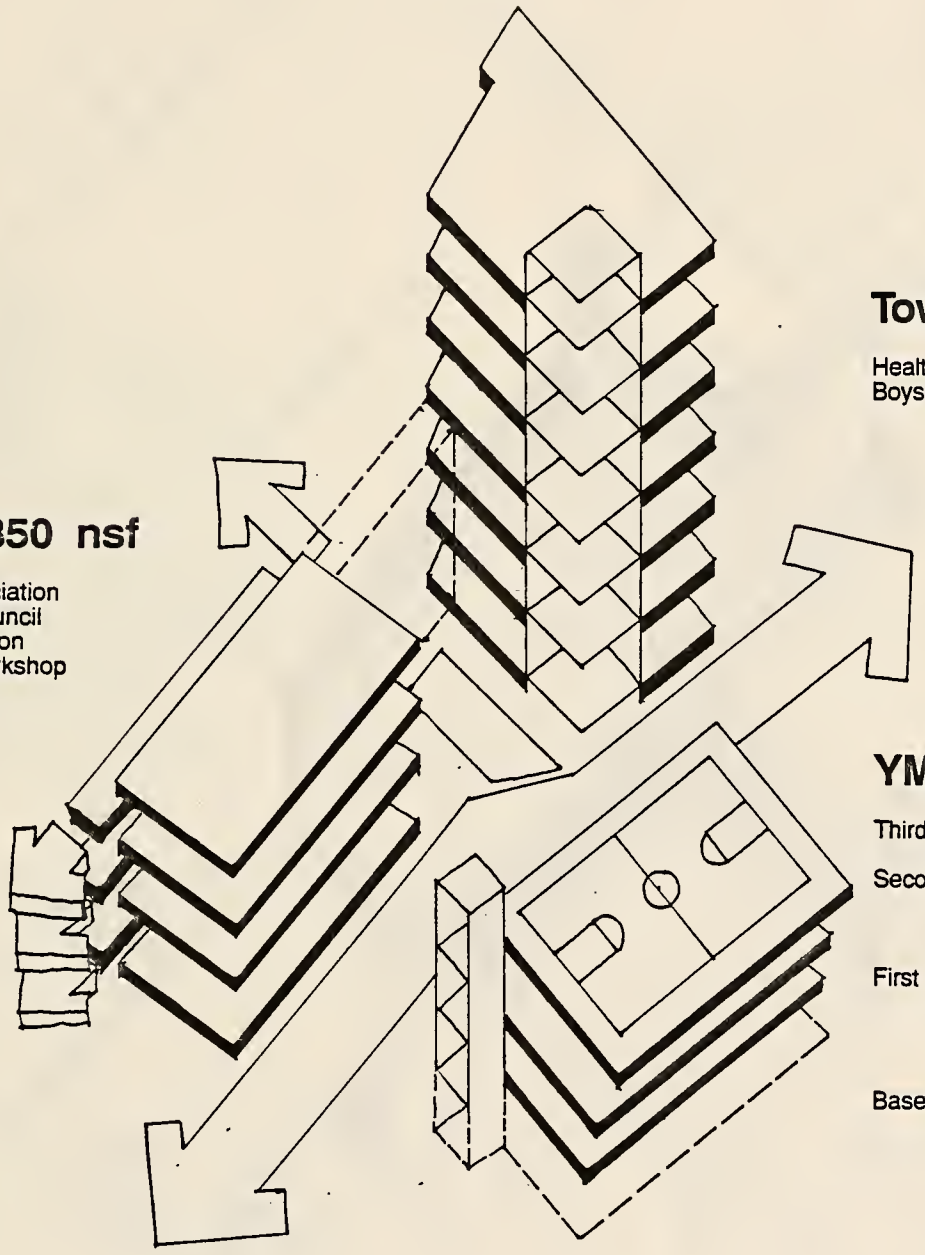
Winner

The Chinatown Community Service Facility is designed as a new street in the fabric of its South Cove neighbors. The street (called New May Place for this project) is oriented such that foot traffic from the two proposed housing projects (Parcel B and Mei Wah Village) as well as pedestrians from Quincy School and South End heading toward commercial Chinatown (Beach Street) are encouraged to use this street as their main path. It is designed as a continuation of the urban street pattern, complete with cars, parking, sidewalks, street lamps, and parking meters. To complete the setting, the new buildings aligning this street are designed as "shopfronts", with access to community services directly from the street. Neon signage directs the community to the services and adds life and character to the street.

The project is divided into three distinct buildings in anticipation of potential phasing options and control requirements. In massing, the buildings progress from the low scale of the Oak Street and Harrison Avenue neighbors to the bigger scale of the proposed NEMC construction along Ash Street and of the existing Floating Hospital.

Along Nassau and Ash Street, the design seeks to establish a firm urban edge defining the turf between community and future development of the New England Medical Center but acknowledges the ties between Community and Hospital via portals connecting to the planned NEMC Ambulatory Services across Ash Street and the proposed Entry Courtyard across Nassau Street forming a strong terminus for New May Place.

The design of the buildings seeks to avoid ethnic architectural references; the character of the buildings is Boston, derived from both the South Cove rowhouse prototypes as well as the scale of the medical institutions nearby. The opportunities for ethnic expression, particularly Chinese and Southeast Asian, will be the "superimposition" of elements: signage, dragon bridge, and people. The lone architectural gesture to ethnicity is the top of the tower where the facade reads, in Chinese character, "China" and can also be interpreted as "Center".



Tower 39,500 nsf

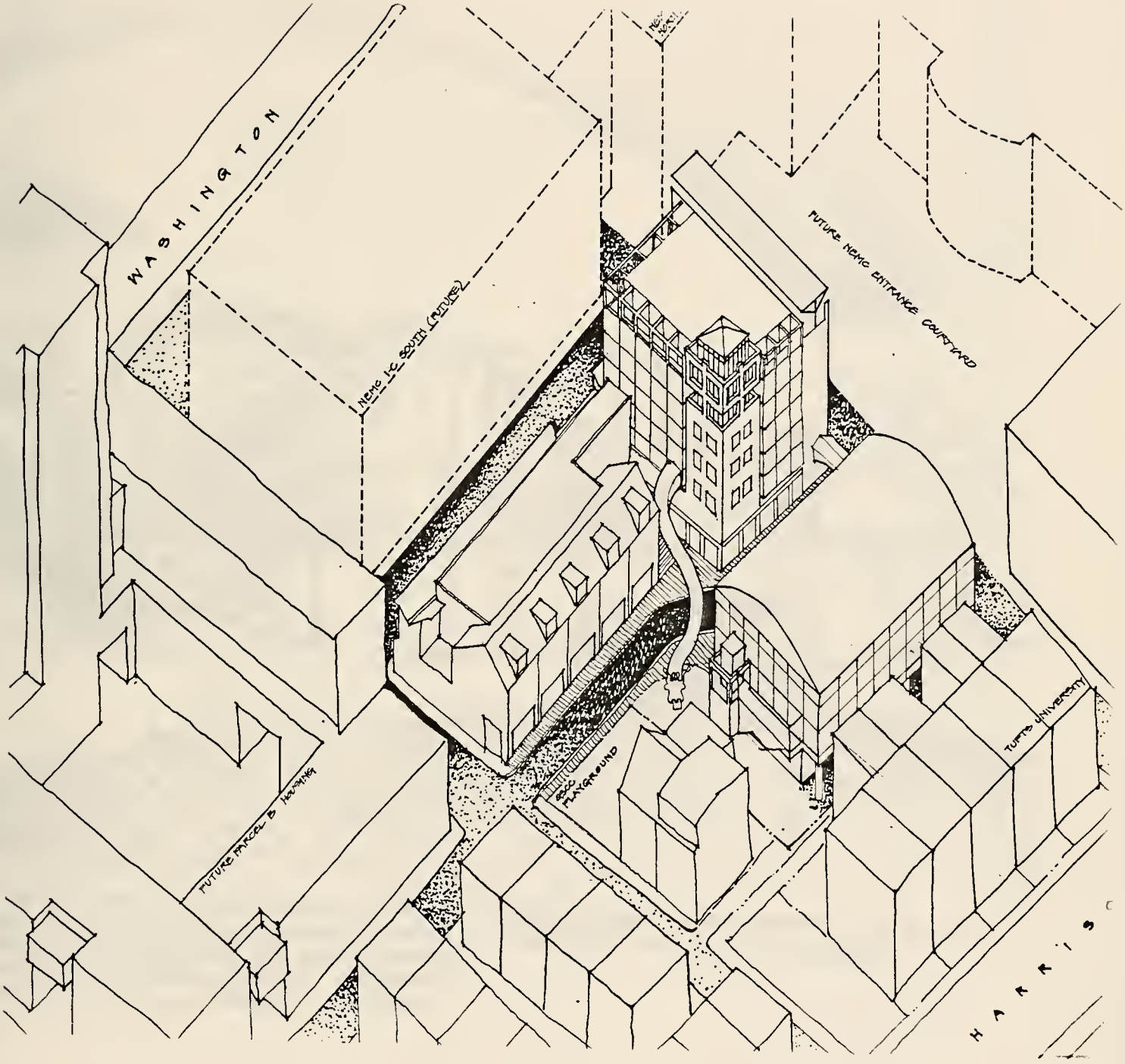
Health Center (Floors 1 thru 4)
Boys and Girls Club (Floors 5 thru 7

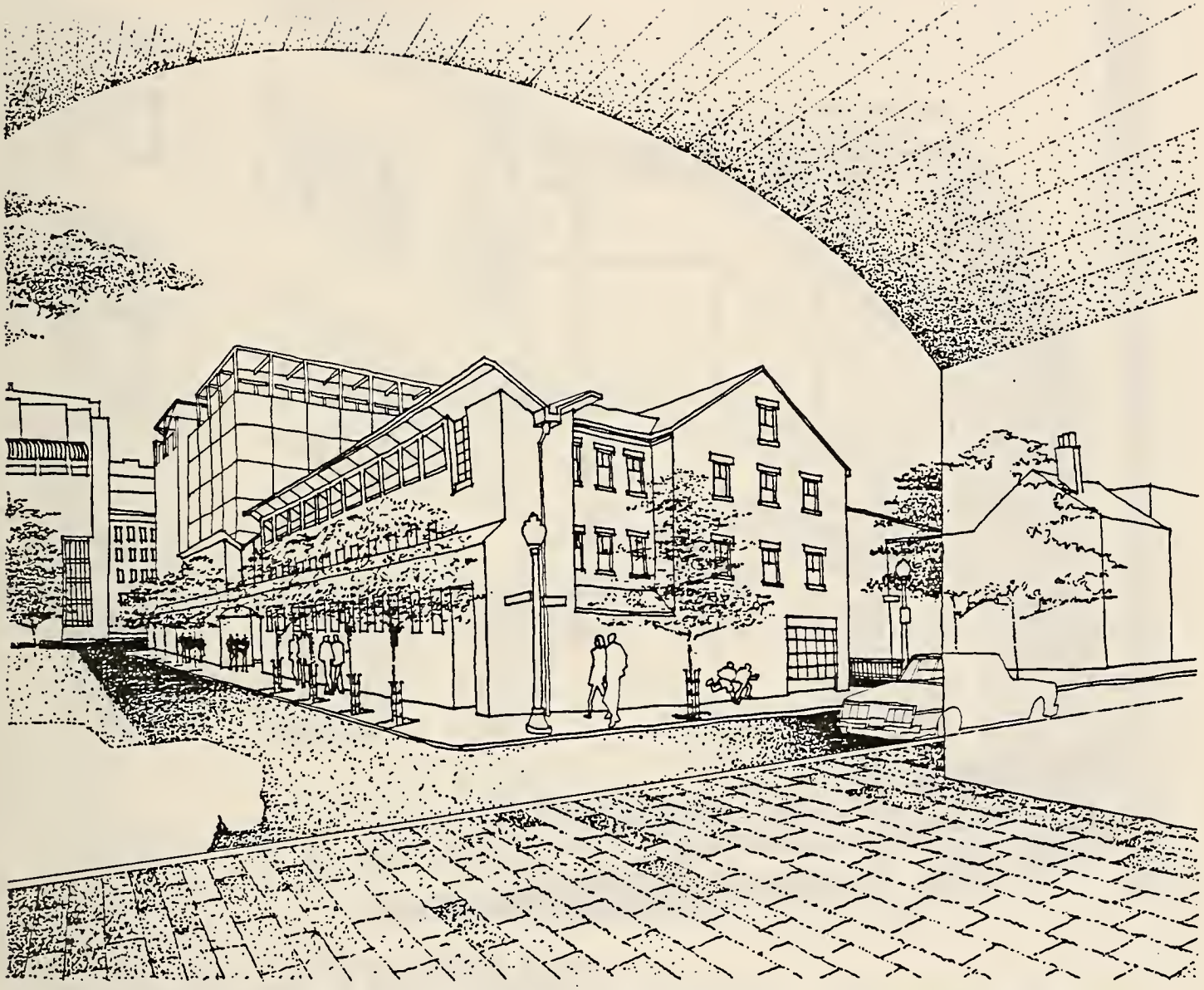
Rowhouse 27,350 nsf

Chinese-American Civic Association
Quincy School Community Council
Chinese Progressive Association
Asian American Resource Workshop

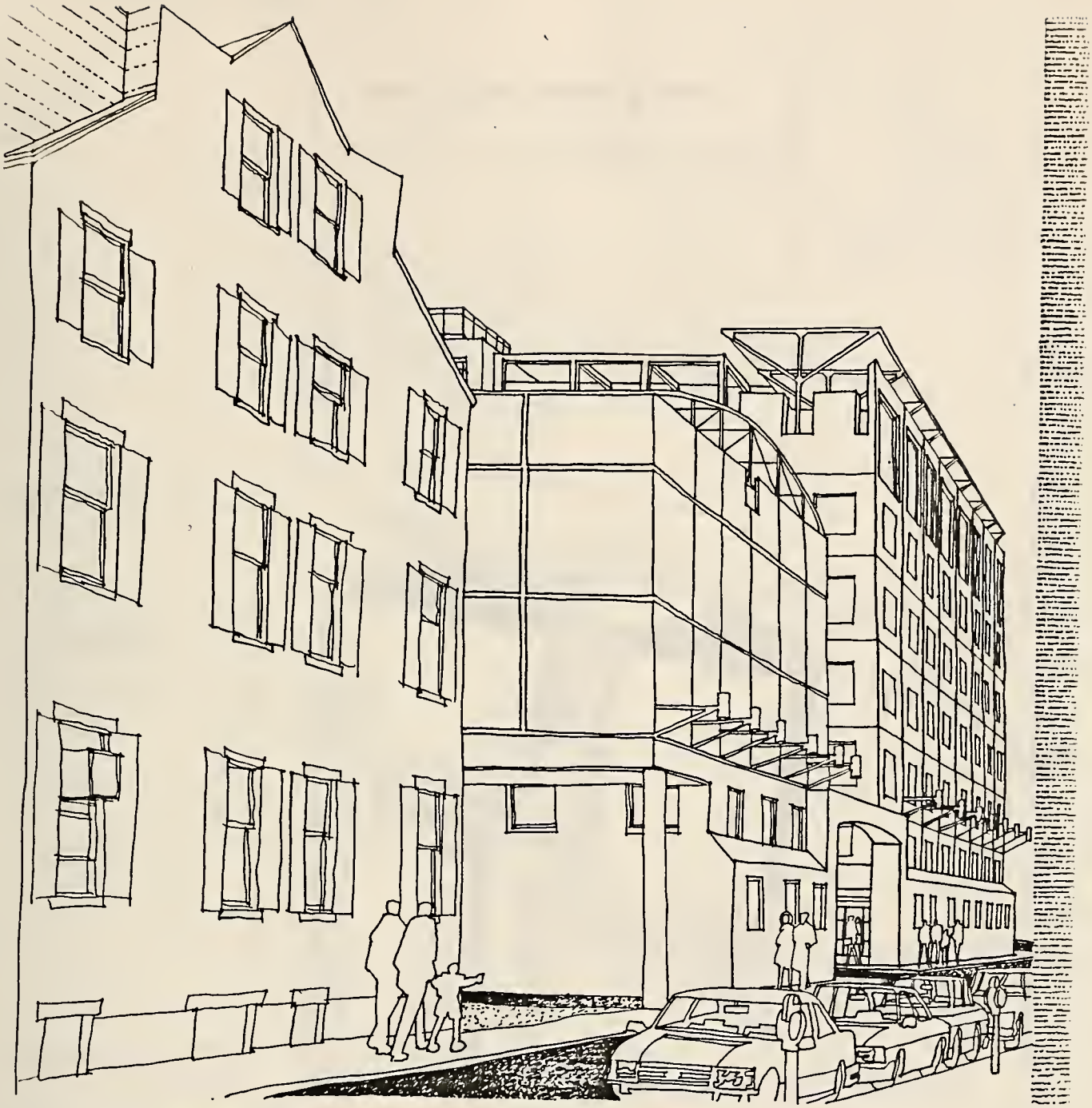
YMCA 26,880 nsf

Third Floor:	Gymnasium
Second Floor:	Locker Rooms Nautilus Exercise
First Floor:	Administration Reception/Contro Classrooms Childcare
Basement:	Recreation Room Multi-Use Areas

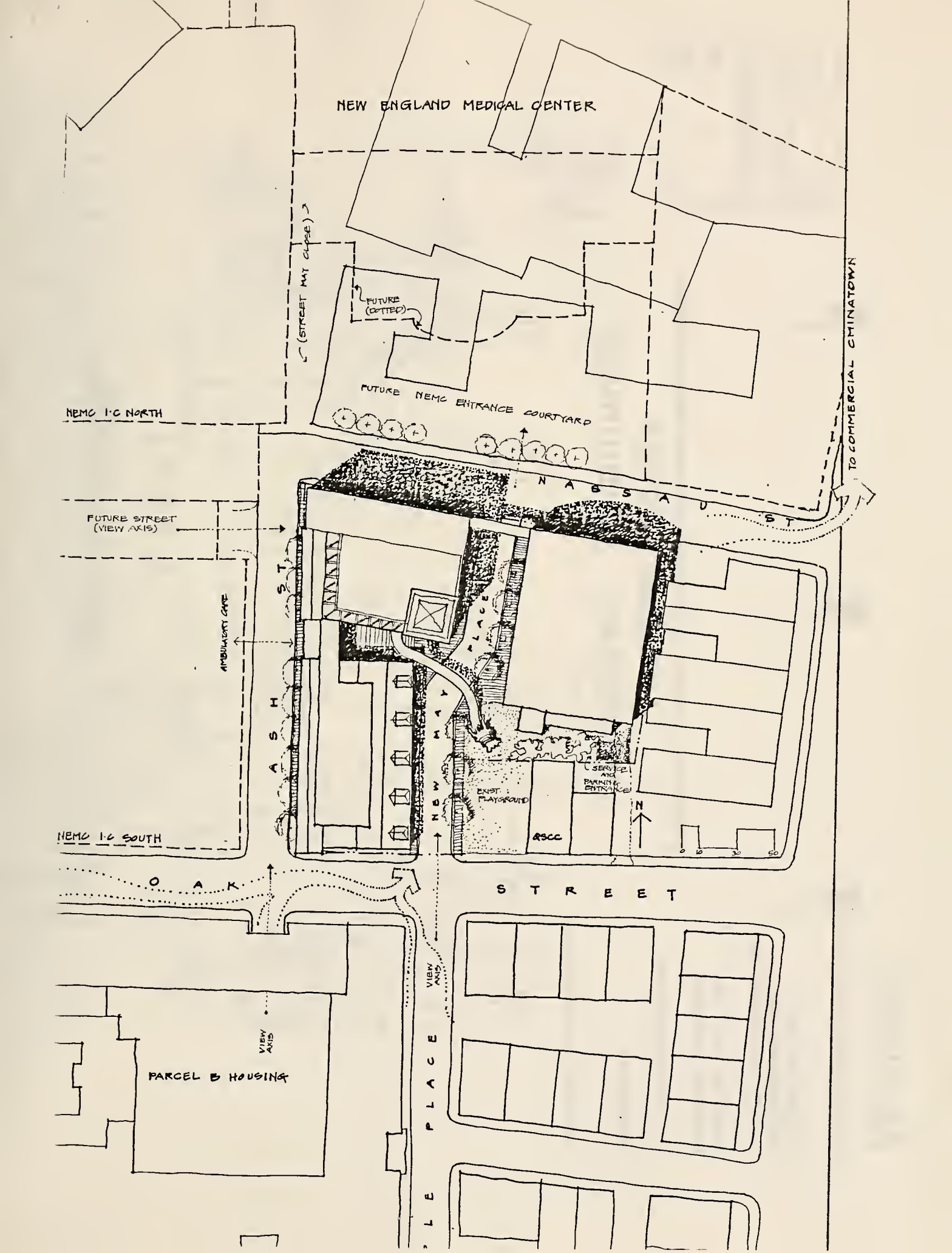

WASHINGTON
NEMC LC SOUTH (FUTURE)
FUTURE NEMC ENTRANCE COURTYARD
TUFTS UNIVERSITY
FUTURE PARCEL B HOUSING
TOT PLAYGROUND



View of the Services Building down Ash Street through the portal of the proposed Parcel B Housing. In the background, left, is the existing Floating Hospital Building of NEMC. Not shown, directly across the street, is planned 7 and 8 story NEMC buildings. In the background, right, is the existing QSCC building and playground.



View down Nassau Street from Harrison Avenue. The rowhouse building at left is Tufts offices. Directly behind is the YMCA Building, and stepping up to seven stories is the Tower Building housing the Health Center and Boys and Girls Club.


NEW ENGLAND MEDICAL CENTER
(STREET MAY CLOSE)
FUTURE (DOTTED)
FUTURE NEMC ENTRANCE COURTYARD
NEMC I-C NORTH
TO COMMERCIAL CHINATOWN
NASSAU ST
FUTURE STREET (VIEW AXIS)
AMBULATORY CARE
ASH ST
PLACE
NEW WAY
SERVICE AND PARKING ENTRANCE
EXIST. PLAYGROUND
RSCC
N
0 10 30 50
NEMC I-C SOUTH
OAK STREET
VIEW AXIS
PARCEL B HOUSING
PLACE

Drawing by Yim Lim Architects

Chinatown Community Service Facility

A Proposal Submitted to the Boston Redevelopment Authority

Design Team

YIM LIM ARCHITECTS, AIA

KIM AHERN W.WONG
Landscape Architects

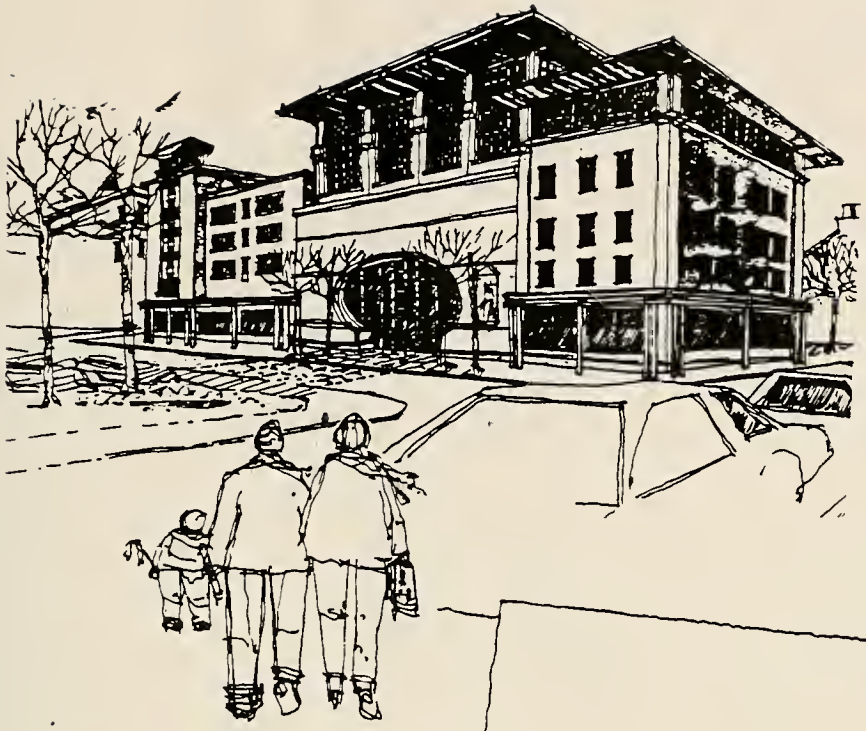
LEMESSURIER CONSULTANTS
CID ASSOCIATES, INC.
Consulting Engineers

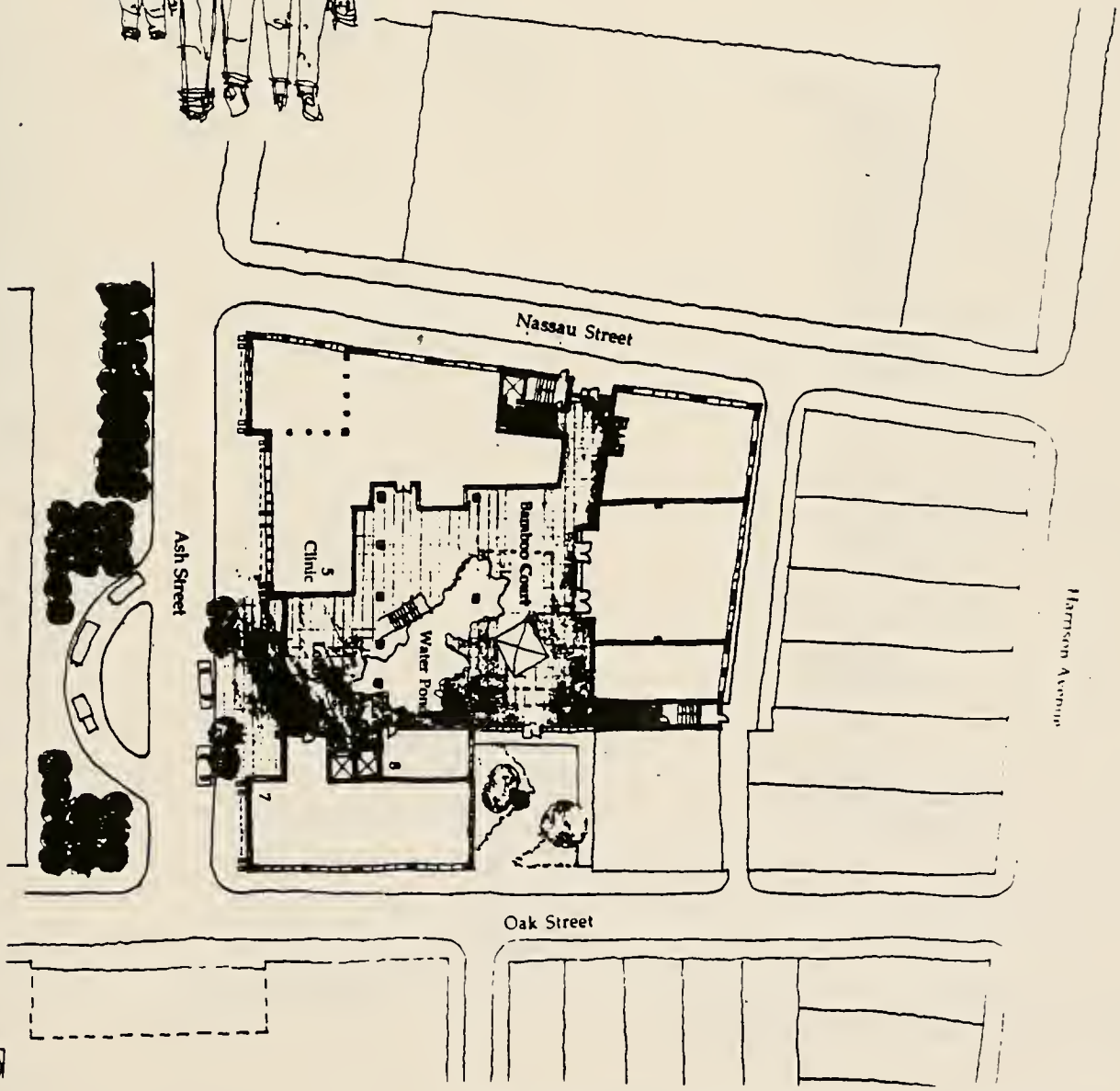
In joint venture with Horacio Chin

Winner

Y I M
L I M
Architects
32 Chatham Street
Cambridge, MA 02139
(617) 492-3010

© Yim Lim Architects





By Horatio Chin & Yim Lim Architects

Second Floor Plan

Sixth Floor Plan

Third Floor Plan

Fourth Floor Plan

Fifth Floor Pla

Ground Floor Plan
- 1 Lobby
- 2 Bamboo Court
- 3 Water Pond
- 4 Waiting/Seating
- 5 Community Health Center Clinic
- 6 Chinatown Boys and Girls Clubs Game Rooms
- 7 Chinese Progressive Association Offices
- 8 Asian American Resource Workshop

Second Floor Plan
- 9 Community Health Center Clinic

Third Floor Plan
- 10 Chinatown Boys and Girls Clubs

Fourth Floor Plan
- 11 Chinese American Civic Association
- 12 QS Community Council
- 13 Chinatown YMCA Exercise Room

Fifth Floor Plan
- 14 Chinatown YMCA Gym
- 15 Reception
- 16 Administration
- 17 Nautilus
- 18 Lockers

Sixth Floor Plan
- 19 Child Care
- 20 Child Care Open Space
- 21 General Recreation

Horatio Chin & Yim Lim Architects